



TOWN OF PLAINFIELD

MEMORANDUM

TO: Plan Commission
CC:
FROM: Eric Berg, AICP, Senior Planner
DATE: October 1, 2018
RE: CP-18-001 and TA-18-003

CP-18-001

The accompanying document is meant to be an amendment to the 2016 Comprehensive Plan. In that plan, the downtown was listed as a specific subarea, with general recommendations and policy framework. While the 2016 plan did focus more attention on this area, it did not contain enough specifics to provide the policy and regulatory guidance necessary.

Efforts have been underway to create a summary of the CDRP that incorporates the document into the Comprehensive Plan to create a cohesive vision with the 2016 Comprehensive Plan and the Town Center Plan.

To amend the Comprehensive Plan to include this document, Plan Commission Resolution 2018-01 will need to forward a favorable recommendation to the Town Council. The Town Council would then vote to approve or deny the amendment to the Comprehensive Plan

TA-18-003

Town Staff, representatives of elected and appointed boards and commissions, and the Town's consultants have been working on revisions to four articles of the Plainfield Zoning Ordinance to enable development to occur in the manner suggested in the CDRP.

Planning Staff advertised these revisions for a public hearing in the event that they would be ready for the October Plan Commission meeting. All indications are that we will have a draft ready to go to the downtown working group (*Kent McPhail, Bill Kirchoff, Bruce Smith, Kevin Cavanaugh, Luke Waltz, Gene Valanzano, Jill Sprague, and myself*) this month. It would then go to Mel Daniel for legal review and could reach the Plan Commission for public hearing as soon as the November meeting.